



BUILDINGWORK

architecture design preservation

Memorandum			
Project	Metropole Hotel DPD Project #6508387	Project No.	15013
Subject	DCI – Construction Pre-Submittal Conference Minutes		
To	Department of Construction and Inspections	DCI	
From	Matt Aalfs	BuildingWork	
Copies to	All Attendees		

Attendees:			
Name:	Company:	Phone:	Email:
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Greg Coons	SSF	206 956 3727	gcoons@ssfengineers.com
Patrick Hayes	Energy Consultant	206 819 7684	patrickchayes1@nsn.com
Ray Jacobson	SDCI	206 233 7190	ray.jacobson@seattle.gov
Matt Aalfs	BuildingWork	206 775 8671	matt@buildingwork.design

The meeting was held on July 21, 2016 at 1:00 pm at the Seattle Department of Construction and Inspections.

Item No.	Item	Response
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General:

- 1 Construction Type is assumed IIIB
Per SBC 602.3, Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code.
Type IIIB requires exterior bearing walls have a 2-hour fire rating (currently unreinforced masonry)
- 2 Occupancies are classified as the following for (2) floors of hotel over restaurant/retail per SBC 301:
Restaurant: A-2 (Assembly, food or drink consumption)
Retail: M (Mercantile)
Hotel: R1 (Residential, transient)
Storage/Mech: S2 (low hazard storage)

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| 3 | With the exception of a stair penthouse to the roof, no new square footage will be added to the building. | noted |
| 4 | Project is within Pioneer Square Historic District and is landmarked. Project will also be working towards Federal Historic Preservation Tax Incentive program and therefore interior elements will be identified as historic character defining elements such as exposed exterior masonry walls – that must remain. This project will include leaving brick exposed at the building interior and insulating at roof and new window locations. | All acknowledged the proposed strategy. Patrick Hayes, energy consultant, will provide energy calculations showing the insulative values of new or modified elements that offset the exposed brick walls for overall building compliance. BuildingWork will provide a letter from State Historic Architect. |
| 5 | This is a substantial alteration. The vacancy trigger and change of use need to be considered. | All parties agree. |

Energy Review:

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| 6 | 6 windows in the building are original and are historic character defining elements. These 6 windows will be restored and retained. All other windows will be replaced to meet or exceed current energy code requirements. | Energy calculations will be submitted with permit to show compliance of new windows to meet or exceed code requirements. |
| 7 | New skylights will be provided in existing skylight openings. New skylights will meet or exceed energy codes. | Energy calculations will be submitted with permit to show compliance of new skylights. |
| 8 | New window-wall is a thermally-broken wood product designed to meet or exceed energy code. | Energy calculations will be submitted to show compliance of window-wall. |
| 9 | Roof is to be redone and insulated. The roof is going to be all rigid on the top (start at 6" poly-iso and go up from there). | Energy calculations will be submitted for roof insulation for permit. |
| 10 | Only the new exterior wall is for the egress stair and corridor. Separate calculations will be done for new v. existing walls. | Appropriate calculation will be submitted for permit. |
| 11 | A question was raised if the areaway is conditioned space. | The areaway is open to to the lowest level and will be fully conditioned. The existing brick walls and overhead brick vaults are considered historic character defining elements and cannot be modified. |
| 12 | Calculations will be shown <u>on</u> the drawings. Drawings will show that the exterior of the CMU exterior wall will be insulated on Floor 3. | BuildingWork will provide calculations on the drawings. |



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| 13 | Energy calculations to consider UA averages with substantial alteration discount for the entire project. | noted |
| 14 | New mechanical systems will be included in the permit set. | |

Ordinance:

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| 15 | The Roof deck is currently noted as bar/restaurant on the plans reviewed at the presubmittal meeting. BuildingWork clarified the roof deck is an amenity space for hotel guests. | BuildingWork to clarify occupancy on permit drawings. |
| 16 | A question was raised over the width of some openings shown graphically on the plans | BuildingWork to provide plan dimensions on all openings to show width compliance. |
| 17 | The communicating stair is a defining historic characteristic. | Cornell remembers J+M and similar stair. The J+M project number will be given to Cornell. |
| 18 | Dimension dead end corridors. | BuildingWork to include dimensions on permit drawings |
| 19 | Currently, there is a historic character defining staircase that travels from floor 1-3 of the hotel space. In order to comply with code requirements only allowing an open exit stair communicating between (2) floors, BuildingWork has proposed an open stair from floor 1 to the mezzanine, a rated stair enclosure from the mezzanine to the 2 nd floor, then an open communicating stair between floors 2 and 3. | BuildingWork noted this is the same strategy used and approved at the J&M Hotel, DCI project number 6492822
See attached stair diagram. |

Fire:

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| 20 | There is currently a three-hour rated wall around transformer vault. Per SCL, the vault needs to be expanded, and new construction will maintain the 3-hour rating. | BuildingWork to appropriately note in the permit drawings |
| 21 | Fire Ratings differ between the hotel floors and the other occupancies:
<u>For Corridors</u>
Per Table 1018.1, w/ sprinklers, 0-hour rating for corridors in A and S-2 occupancies, 1-hour rating for corridors in R occupancies | We will have a fire rating between corridors and hotel rooms of 1 hour |
| 22 | <u>For walls separating sleeping units</u>
Per SBC 708.3, Minimum fire resistance rating for sleeping unit separation of 1/2 hour required | We will have a fire rating between sleeping units (hotel rooms) of 1/2 hour minimum |

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| 23 | <u>For horizontal assemblies separating sleeping units in the same building</u>
Per SBC 711.3 exception, dwelling unit and sleeping unit separations in buildings of type IIIB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system | We will have a fire rating in horizontal assemblies separating sleeping units of 1/2 hour minimum |
| 24 | Sprinklers will be installed throughout to meet the requirements of NFPA 13. Sprinklers will be design/build and submitted under separate permit. | |

Structural:

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| 25 | Per Swenson Say Faget (SSF), the seismic retrofit of the building includes infilling existing brick walls to create shear walls, adding concrete shear/ drag struts, and providing moment frames that run vertically through the building so there is no stiffness discontinuity | Cornell asked why braced frames could not be used to minimize drift. The historic building entry location will not allow braced frames to be used on first floor, and SSF wants continuity throughout the building. |
| 26 | Infills in the existing masonry walls will be the same stiffness as the wall. | noted |
| 27 | SSF is proposing:
To use the SEBC, Appendix A1 Special Procedure drift limit of 1 ½% for moment frames not in line with masonry walls and ¾% for frames in line with masonry walls. The north end of the building (the point) would be considered open front, and designed for 1 ½% drift. | |
| 28 | The approach is to use ASCE 41-06 for general design of all elements, but check drift per SEBC Appendix A1 Special Procedure. If this does not work full ASCE 41-06 method would be used with deformation compatibility calculated per ASCE 41 Chapter 7, and no drift check which is in accordance with the ASCE 41 procedure in both the 06 and 13 provisions. | Cornell noted this approach may be problematic because 41-06 is not complete, and 41-13 will be adopted in the future. SSF noted 41-13 will not be adopted before this project is submitted for permit. Cornell noted he will discuss the approach with DCI supervisors. |
| 29 | SSF will design floors that are currently missing. | noted |
| 30 | SSF will dimension lumber joists, timber joists, steel columns, and load bearing masonry. | noted |

End of Minutes